

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, August 3, 2009

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Pociask, B. Ryan

Members absent: J. Goodwin

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff Present: Gregory Padick, Director of Planning

Chairman Favretti called the meeting to order at 8:01 p.m. Alternate Lombard was appointed to act in Goodwin's place.

Minutes:

7/20/09-Gardner MOVED, Plante seconded, to approve the 7/20/09 Minutes as written. MOTION PASSED with all in favor except Ryan and Hall who disqualified themselves. Beal and Lombard noted that they listened to the tapes.

Zoning Agent's Report:

Noted.

Public Hearing:

Application to Amend the Zoning Map and Special Permit Application for a Proposed 35 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284 Chairman Favretti opened the continued Public Hearing at 8:04 p.m. Members present were Favretti, Gardner, Hall, Holt, Kochenburger, Plante, Pociask, Ryan and alternates Beal, Lewis and Lombard. Lombard was appointed to act. G. Padick, Director of Planning noted a previously distributed 6-30-09 set of plans; a 7-28-09 memo from G. Meitzler, Assistant Town Engineer; a 7-30-09 memo from G. Padick, Director of Planning; and "Bylaws of [named crossed out] Condominium Owners' Association, Inc." from a similar development that was distributed this evening.

Patrick Lafayette, P.E., Development Solutions, agreed to have the testimony from the Inland Wetlands Hearing of this evening entered into the record of this Planning and Zoning Commission Hearing. Lafayette reviewed the changes to the plans and comments raised in Padick's report. Lafayette indicated that he can easily address and accommodate all issues raised.

Holt asked about the issues raised in John Lenard's memo, including size of recreation area, maintenance of rain gardens, certain units are below street grade; and Lafayette told her they would be addressed.

Favretti expressed concern with the close proximity of buildings 22 and 23 and the lack of solar orientation of these buildings. He urged Lafayette to re-evaluate their positioning. After a brief discussion, Padick indicated that if the hearing is closed this evening, the 6-30-09 plans before the PZC would be those referenced in a motion, and any identified changes would have to be referenced as conditions of the motion. Favretti noted no comments or questions from the public or the Commission. Plante MOVED, Holt seconded, to close the Public Hearing at 8:29 p.m. MOTION PASSED UNANIMOUSLY.

Old Business

1. **Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File #1258**

Kochenburger MOVED, Holt seconded, to approve with conditions the application of K. Green (File # 1258) for a special permit modification and permit renewal for gravel removal activity at 1090 Stafford Road. The approved area for new excavation is shown on maps dated 7/2/09 and authorized work is described in a 6/15/09 letter from the applicant, other application submissions and testimony at a Public Hearing on 7/20/09. This approval is granted because the application as hereby approved is considered to be in compliance with Article XI, Section D, Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. All disturbed areas shall be covered with a minimum of 4 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from site without prior authorization.
2. The haul route indicated on the 7/2/09 plans and approved by the Assistant Town Engineer shall be utilized. An anti-tracking pad shall be installed at the Route 32 intersection of the haul route.
3. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetlands Agent. Particular attention shall be given to the area where a haul road culvert will be placed.
4. Due to the agricultural nature of the subject application, the distance of the site activity from wetland/watercourse areas and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records. If the subject excavation and site restoration work for both the original and new areas of excavation are not completed by 7/1/2010, renewal of this Special Permit shall be required.
6. This approval accepts the applicant's requested waivers of map submission requirements. The information provided is adequate to address all applicable approval requirements.

MOTION PASSED UNANIMOUSLY.

2. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue**

Lombard disqualified himself. Padick reviewed his 7-30-09 memo at length. After extensive discussion, the consensus of the Commission was to proceed with Option 2a presented in Padick's 7-30-09 memo. This option would to rezone the land east of Conantville Brook to a refined PVRA zone and re-zone Industrial Park land west of Conantville Brook to a refined Pleasant Valley Commercial Agriculture. Padick noted that if the entire area designated for rezoning to PVRA is developed in multi-family projects, the maximum number of units would be about 200. Padick agreed to work with members to present this for a fall public hearing.

3. **Special Permit Conversion, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2**

Tabled, Public Hearing scheduled for 9/8/09.

Reports of Officers and Committees:

Favretti noted an 8/19/09 Field Trip at 2:00 p.m. There were no other reports.

Communications and Bills:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary